A Special Meeting of the Board of Library Commissioners was held at the Central Library, 630 West 5th Street, Los Angeles, CA 90071, convening at 11:10 a.m. on the above-written date.

PRESENT:  
PRESIDENT  JOSEFA SALINAS  
VICE PRESIDENT  BICH NGOC CAO  
COMMISSIONER  GREGORY BETTINELLI  
COMMISSIONER  MAI LASSITER  
COMMISSIONER  RITA WALTERS  

EXCUSED  
ABSENT:  NONE  

ALSO PRESENT:  John F. Szabo, City Librarian; Kris Morita, Assistant General Manager; Elaine Owens-Sanchez, Analyst, CAO’s Office; Basia Jankowski, Deputy City Attorney; Tanner Blackman, Panning Director, Council District 14th; and staff.  

CITY LIBRARIAN’S REPORT  

Consideration of Parking Agreement  
Between the City of Los Angeles and  
222 Street Investors, LP for the  
Little Tokyo Branch Library  

City Librarian John F. Szabo reported on September 6, 2001, the Board of Library Commissioners approved a Memorandum of Understanding (MOU) with Gilmore Associates for the construction of the Little Tokyo Branch Library within the St. Vibiana Cathedral Development Project site, and the Library would pay Gilmore Associates for 40 parking spaces for the branch in a parking structure to be built by Gilmore Associates at their project site. The Little Tokyo Branch Library, was constructed under the provisions of the 1998 Library Bond and opened to the public on September 8, 2005.

Mr. Szabo stated that the MOU with Gilmore Associates included parking provisions for the library in anticipation of development on the remaining land. He stated that the MOU contains a clause stipulating that the Developer will provide 25
parking spaces for the Library on an interim basis if the parking structure was not completed by the time the Little Tokyo Branch Library opened.

Mr. Szabo stated that under the provisions of the current MOU, the Little Tokyo Branch Library is currently being provided the required 25 parking spaces for staff and patrons of the library at the surface parking lot located immediately south of the library. This adjacent parcel of land was recently acquired by a new developer, “222 Main Street,” who will soon construct a mixed-use 8-story project on the parking lot. This development has been scaled back from the previously anticipated 41-story project. Due to this change in the project, a new MOU is being presented for Board consideration:

- A minimum of 25 parking spaces for library staff and patrons at the property located immediately south of the existing parking lot will be paid by the developer.

- Due to the scaled-back size of the development, the Library has agreed to a total of 38 spaces; however, all 38 spaces cannot be accommodated inside the proposed parking structure. Upon completion of construction, 222 Main will provide two (2) disabled accessible parking spaces and a minimum of ten (10) reserved parking spaces for library staff in the parking structure.

- At its cost, 222 Main will provide 26 parking spaces with sufficient validations for these spaces during the library hours of operation with a 30 minutes grace period before and after library hours, at a parking facility chosen by the library at its sole discretion.

- The term of this agreement is in perpetuity regardless of the owner.

**Public Comments**

The following speakers provided comments against the new agreement. Their main concern was the proximity of the parking for branch patrons to access the Little Tokyo Branch, not only during the construction of the adjacent property, but also proximity of the permanent parking after construction is completed:

1. Janet Minami, First Vice President of the Friends of the Little Tokyo Branch Library (Friends Group), asked the Board not to approve the agreement until a permanent parking place has been identified.

2. Juliet Wong, President of the Friends Group, said parking needs to be accessible to the community as stated in the Library’s mission.

3. Jim Sherod read a message from Ron Hirano, Board Member, Friends Group, stating that if the Library allows Holland Partners to provide off-site parking, then the new MOU should stipulate that the off-site parking be provided no more than one block away from the Library.
4. Alanna Lin Ramage said she provides programming and community workshops at the branch and having parking is very important.

5. Judith Markoff Hansen, Member, Friends Group, said the branch has a large Japanese Collection that attracts visitors from all over.

6. Yoshiko Solomon, Member, Friends Group, 85-year old who travels from Duarte to visit the Little Tokyo branch for its Japanese collection.

The following speakers made comments in support of the agreement:

7. Takao Suzuki, spoke on behalf of the Little Tokyo Service Center that will build a Budokan (a multi-recreational facility), just south of where 222 Main will be developing its project. He stated that Little Tokyo Service Center would like to continue discussions with the city and Holland Partners Group to find a long term solution to provide permanent parking for the library at the Budokan parking for the 26 spaces the library needs.

Mr. Suzuki said the Budokan would be built on city owned property, in the same block with the Little Tokyo Branch, between 2nd and 3rd. He noted that the Budokan would be completed in 2018.

8. Brian Kito, President of the Historical Culture Neighborhood Council and business owner in Little Tokyo, supports having parking validated for patrons at the Budokan. He said it will be a good opportunity to capture because it will be close and convenient for library patrons.

9. Tom Warren, Holland Partner Group, developer for the proposed 222 Main Street Project, stated that the current project will not be able to accommodate 38 parking spaces for the library unless it goes to a subterranean level, which is more expensive. He said that the 12 parking spaces in their development (two for disabled parking and ten for employees) are being offered free of charge. He said they will also pay for the validations of 26 stalls during the construction period which is consistent with the current MOU.

Mr. Warren said that the original agreement stipulated that the developer would provide up to 40 parking spaces for the library in a structure to be built for, which the Library would reimburse the developer for the costs of the stalls. He said they are proposing a win-win solution to the parking situation and they have had discussions with the Little Tokyo Service Center, who is looking for funding for their Budokan project. He said that redirecting the funding for the stalls will help with funding needs for the Budokan who would provide parking for the Library.
10. Tanner Blackman, Deputy, Director of Planning for Council District 14<sup>th</sup>, said his office was approached by Holland Partners regarding the cost of building parking stalls for the Library. At the same time, the Little Tokyo Service Center proposed to build a Budokan, which would have enough parking for the library. He said that it would be solution where everyone wins.

11. James Pugh, Attorney, Sheppard Mullin, spoke in support of the proposal.

**Board Discussion**

Board President Salinas asked Mr. Warren if they had held community meetings regarding their project. He replied that the land was already titled and the project had already been originally approved.

Commissioner Bettinelli stated that if 222 Main is offering to pay for the cost of the validation of 26 parking spaces, then he suggested that the developer could, as a solution, provide valet parking for patrons, so they don’t have to walk all over or too far away from the library.

Mr. Warren said that it is a possibility for the interim parking solution. He said that 222 Main would pay for 26 spaces for library parking until Budokan is completed. Currently, they are leasing parking from DOT and they could also pay for the 26 spaces there.

Commissioner Lassiter asked about the cost of parking per space. Mr. Warren replied that for their project the cost is $40,000 per stall, but if they have to build parking for the library, the project would have to expand to accommodate subterranean parking which would cost $75,000 per space.

In response to Vice President Cao’s questions regarding parking at 222 Main, Mr. Warren said that there will be 248 stalls in the building, 10 spots would be reserved for the library with 10 parking passes so library employees can access the residential building. He pointed out that it would be a challenge to provide parking spaces for patrons in the building because there would be less parking available for the residents and the city has a parking ratio requirement for residential units.

Commissioner Bettinelli stated that the pushback is related to the distance of the new parking to the library and the number of spaces available. He noted that there are other libraries like the Central Library that don’t have free parking and that are subsidized (Lincoln Heights, Malabar, Angeles Mesa, Goldwyn Hollywood, West Los Angeles; and J. C. Freemont, which has only a few spaces).
Vice President Cao asked what would happen if no permanent parking is found in case the Budokan project doesn’t happen. She asked if Holland Partners will provide parking in perpetuity for those 26 spaces.

Mr. Warren responded that the proposed Budokan project will be built on city land, which is in control of the City. Since, the Library is affiliated with the city, whatever is developed in that land in all cases the city has the ability to ensure that parking is there available for the library.

Mr. Warren also stated that they are providing two disabled access spaces for the branch. He believes there is some room on the back of the library that could accommodate more handicap parking. He said he is willing to create some interim disabled parking on that library property, since the Cathedral property wants a crew cut on that end, which now has triangular portion behind the library.

Eloisa Sarao, Assistant Business Manager, stated that the space Mr. Warren is referring to is not big enough for parking stalls and it is used for trash bins.

Commissioner Lassiter stated that this decision warrants a field trip to the Little Tokyo Branch. Commissioner Walters concurred.

Commissioner Walters said she feels very close to that library because when she was a councilmember the Little Tokyo Branch was in her Council District. She said Mr. Tom Gilmore was the original person who went to Main Street in Skid Row and purchased undesirable property. Since then a large number of senior apartments have been built in that area and she is concerned about keeping the branch as accessible as possible for safety reasons and she supports Commissioner Bettinelli’s suggestion of valet parking.

Mr. Warren said they are looking for a permanent solution where the library would fund the stalls as stated in the original agreement.

Commissioner Walters requested that this item not be voted on at this time because they need enough time to negotiate with the new developers, friends group, and interested parties such as the Little Tokyo Service Center. From all the meetings that have been held, the community and friends have not been part of them and their needs should be heard.

Board President Salinas asked Mr. Warren about the timeline for the project. Mr. Warren said 222 Main is ready to start immediately and it would be a two-year project and anticipates occupation 12 months later. He said that it took them six (6) months to get here with this agreement and they are ready to start construction. He asked that the Board allow them to start construction.
Jim Pugh, attorney for the developer, stated that this agreement as well as other agreements will be moving on to City Council for approval. There are great solutions in this agreement as well as other points that can be worked out and built into this agreement. He said the Board could act on this agreement if they choose, so that it can move forward with the other agreements, while they do the community outreach.

Commissioner Bettinelli suggested not to vote on the agreement today to allow the developer to re-draft the agreement and revisit this item at the December 4th meeting.

Board President Salinas requested that the solutions be delineated. As opposed to hypothetical solutions. Commissioner Bettinelli said that it would be helpful to have visuals of the property to help in their decision.

Vice President Cao said she would not be available for the December 4th Board meeting but she would suggest to move the meeting to the Little Tokyo Branch.

**BOARD ACTIONS**

It was moved by Commissioner Walters and seconded by Vice President Cao to continue consideration of the proposed parking agreement for the Little Tokyo Branch to the December 4th Board Meeting.

Further, It was moved by Vice President Cao and seconded by Commissioner Walters that the December 4th Board Meeting be held at the Little Tokyo Branch.

**ADJOURNMENT**

There being no further business to come before the Board, the Special Meeting was adjourned at 12:34 p.m.

ATTEST: ____________________________

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Josefa Salinas
President

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Raquel M. Borden
Board Executive Assistant

Approved: December 4, 2014